

Citizens Advisory Review Committee (CARC) / SCD Board Meeting

DATE: March 9, 2016 (approved 03/30/16)

LOCATION: Homestead Center (1119 B Street)

DIRECTORS ATTENDING

Larry Karel (Vice President)*
Jerry Karnatz (Secretary)*
Charlie Heavican (Treasurer)*
Javier Arizmendi
Jon Knutson
Denise Kracl
Chris Langemeier*

DIRECTORS ABSENT

Richard Folda
Lonnie Kitt (President)*
Jeff Gall
Brian Vavricek
Jarrod Gillig

Invited Guests

Jim McGowen
Daryl Holmberg
Brian Bywater
Tom Healy

CARC Members*

Lonnie Kitt*
Larry Karel*
Jerry Karnatz*
Charlie Heavican*
Chris Langemeier*

Mission Statement: *To provide leadership in facilitating community development and sustained economic growth.*

7:01 a.m.

- SCD Meeting called to order by Larry Karel (Vice President).
- Statement of Compliance with Open Meetings Act posted and acknowledged.
- Meeting Minutes (02-17-16) approved. Minutes posted @ Schuyler DEVELOPMENT.net.
- Directors approved 'Certified Resolutions Of The Directors Of Schuyler Community Development, Inc.' and authorized Lonnie Kitt (SCD President) to execute all documents on behalf of the corporation, including, but not limited to, those documents that are necessary to the Corporation becoming a Co-Managing Member in the Kracl Meadows, LLC, a NE LLC Co.
- History of the Downtown Revitalization & Commercial Development Committee (DRCDC) reviewed. Initially, the City Council on 08/16/11 approved and authorized the SCD to form a Downtown Revitalization Committee (DRC). On 06/04/13, City Council approved expanding scope of DRC to include commercial development and related business issues within the city limits of Schuyler; and, to rename the DRC as the Downtown Revitalization & Commercial Development Committee (DRCDC). DRCDC advises and recommends.
- Infrastructure Update - Schuyler Utilities: Jim McGowan reported bids were opened on 03/02/16 for the WaterTower Subdivision infrastructure (water, sewer, streets) - infrastructure project (\$1,083,000) to begin by 05/02/16 and scheduled for completion by 08/01/16. In addition, the East 22nd / A Street water main extension and loop to begin by June (\$81,000 project). Lastly, Department personnel continue to reset utility poles and trim trees.
- Directors reviewed and discussed the DRCDC Questionnaire pertaining to the '**Grow Schuyler Incentive**'. Recommended by the DRCDC, Directors endorsed the proposed revision to the Grow Schuyler Incentive: "*Incentive unavailable to property utilizing Tax Increment Financing (TIF)*". Council to consider recommendation during their 03/15/16 City Council Meeting.
- Schuyler Housing: Brian Bywater (CHS) provided a letter from Connie Peters (CHI Health Schuyler) in the support and need for additional housing inventory. CHI letter directly links the struggle for employee recruitment / retention with the lack of available housing in Schuyler. Also, Directors provided a progress update on both the senior rental housing tax credit project (Kracl Meadows) and the NIFA's Workforce Housing Initiative Pilot Project (WHIPP).
- On March 30th, a preliminary 2016-2017 Budget for administering the **SEDPlan** to be presented to Directors. Approval of proposed budget requested by the first SCD Meeting in May. As in previous years, a concerted focus continues on incrementally increasing employee compensation to a more competitive posture. FYI – Depending on previous education, life experiences, and skill sets, both the EDC and CHS positions require a two year on-the-job investment for assembling a necessary 'learning foundation' for either professional.
- Along with housing, continued emphasis on commercial development encouraged.
- As of 02/29/16, YTD SCD Expenditures were \$35,806.42 (45.9% of Budget).
- Miscellaneous:
 - 446 employment opportunities within a twenty-five mile radius (03/08/16)
 - LMI door-to-door income survey to be completed by CHS this spring/early summer 2016
 - Downtown Schuyler Historic District nomination pending with SHPO (May 2016)

7:56a.m. - adjourned Next **SDC Board Meeting:** **DATE:** March 30th (Wednesday)

TIME: 7:00a.m. - 8:00a.m.

LOCATION: Homestead Center

Minutes prepared by Kem Cavanah, EDC

SCD Supports Fair Housing and Equal Opportunity